

**N40085-15-R-7502**  
**PRE-SOLICITATION SYNOPSIS**

This notice does NOT constitute a request for proposal, request for quote, or an invitation for bid. The intent of this pre-solicitation synopsis is to notify potential offerors for a 100% 8(a) set-aside Design Build (DB), Design-Bid-Build (DBB) Indefinite delivery, Indefinite Quantity (IDIQ) Multiple Award Construction Contract (MACC) for new construction, renovation, alteration, and repairs for projects located in the state of Pennsylvania. The work includes, but is not limited to, warehouses, training facilities, personnel support and service facilities, and housing facilities. The Contractor shall provide all labor, supervision, engineering, design, materials, equipment, tools, parts, supplies, and transportation, to perform all of the services described in the plans and specifications for each task order. No more than five (5) contracts will be awarded as a result of this solicitation. The duration of the contract(s) is for one (1) year from the date of contract award with four (4) one-year option periods. The total five-year (base and four one-year options) estimated construction cost for all contracts is not to exceed \$50,000,000.00 for the life of the contract. Projects for the DB, DBB MACC have an estimated construction cost between \$1,000,000.00 and \$5,000,000.00; however, smaller and larger dollar value projects may be considered, at the discretion of the Contracting Officer. The government guarantees an award amount of \$5,000.00 to each successful offeror over the full term of the contract, including option years.

The two-phase design-build selection procedure will be utilized for this procurement and will consist of one solicitation covering both phases. There will be one seed project included in Phase II of this solicitation

The initial Design-Build seed project, Building 305, Exterior Insulated Metal Panels and Dual Fuel Furnaces, Naval Support Activity, Mechanicsburg, PA requires the exterior renovations of Building 305 and the replacement of two furnaces within the building. The cost range for this seed project is between \$1,000,000.00 and \$5,000,000.00.

The Phase One written technical proposal will address Technical Approach, Experience, Past Performance and Safety. The Phase One evaluation will result in a determination of the most highly qualified Offerors. These Offerors will be requested to submit a Phase Two proposal. The maximum number of Offerors that will be selected to submit a Phase Two proposal is five (5).

Phase Two of the solicitation shall be comprised of a written technical and price proposal, which will be evaluated separately. The Phase Two written technical proposal will address the Offeror's Technical Solution for the seed project. The Phase Two written price proposal shall set forth the Offeror's price for this acquisition.

The North American Industry Classification System (NAICS) code for this seed project is 238120 and the annual size standard is \$14,000,000.00. The estimated period of performance for the seed project is 270 calendar days after date of contract award and this includes 15 days for receipt and approval of payment and performance bonds.

Competition Requirements: 100 percent 8(a) Set-Aside

Source Selection Process: Best Value, Lowest Price Technically Acceptable (LPTA)

Type of Contract: Firm Fixed Price, Indefinite Delivery/Indefinite Quantity (IDIQ)

Offerors will be required to submit with their price proposal a bid guarantee in a penal sum equal to at least twenty (20) percent of the largest amount for which award can be made under the bid submitted, but in no case to exceed \$1,000,000.00.

The Government intends on issuing the Request for Proposal (RFP), to include plans and specifications, on or about 5 January 2015. All documents will be posted on the NECO website, <https://www.neco.navy.mil> in the Adobe Acrobat PDF file format and are downloadable from the website. The Acrobat Reader is required to view the PDF files. All prospect offerors are cautioned that they MUST register on the website for this solicitation, as ANY/ALL amendments to the solicitation will be posted to this website. ANY/ALL amendments to the solicitation must be acknowledged by the offeror with their proposal. All contractors are encouraged to attempt download prior to obtaining the solicitation through alternate sources. This is the normal method for distribution amendments. Therefore, it is the offeror's responsibility to check the website periodically for any amendments to this solicitation.

Primary POC: Linda Giallonardo, Phone (215) 897-3586, Secondary POC: Esther Edinborough, Phone (215) 897-2323.

The Government reserves the right to reject any or all proposals prior to award and also to negotiate with any or all offerors. OFFERORS ARE ADVISED THAT AN AWARD IS ANTICIPATED WITHOUT DISCUSSIONS OR ANY CONTACT CONCERNING THE PROPOSALS RECEIVED. Offerors should not assume they would be contacted or afforded the opportunity to qualify, discuss or revise their proposals.

IMPORTANT NOTICE: All prospective offerors must be registered in the System for Award Management (SAM) database (<https://www.sam.gov>) and complete the Online Representations and Certifications Application (ORCA) on this website. Contractors will be searched against the SAM database to ensure they are eligible for federal contract awards. The information being requested does not constitute a commitment on the part of the Government to award a contract nor to pay for any costs incurred as a result of replying to this notice.